

PLANT SCHEDULE

SYM	BOTANICAL-NAME	COMMON-NAME	SIZE	ROOT	QTY
SHRUBS					
BM	Buxus microphylla 'Green Mound'	'Green Mound' Boxwood	18"-24" Ht	Cont.	2
RS	Rosa 'Sea Foam'	'Sea Foam' Rose	18"-24" Ht	Cont.	1
PERENNIALS					
CL	Cinerum 'Lawrence Flatman'	'L. Flatman' Geranium	1 Gal.	Cont.	5
HF	Hepeta fassenii 'Dropmore'	'Dropmore' Catmint	1 Gal.	Cont.	3

UPDATE

ZONING TABLE	
ZONE	VILLAGE CENTER
MAP & LOT	35.2 & 237
USE	MIXED USE: OFFICE/RETAIL/ APARTMENTS
LOT AREA	08± ACRES 3,314± S.F.
LOT WIDTH	30'
BUILDING HEIGHT	PROPOSED: 40.46'±
FRONT YARD	PROPOSED: 7.8'±
SIDE YARD	PROPOSED: 0'
REAR YARD	PROPOSED: 9'±

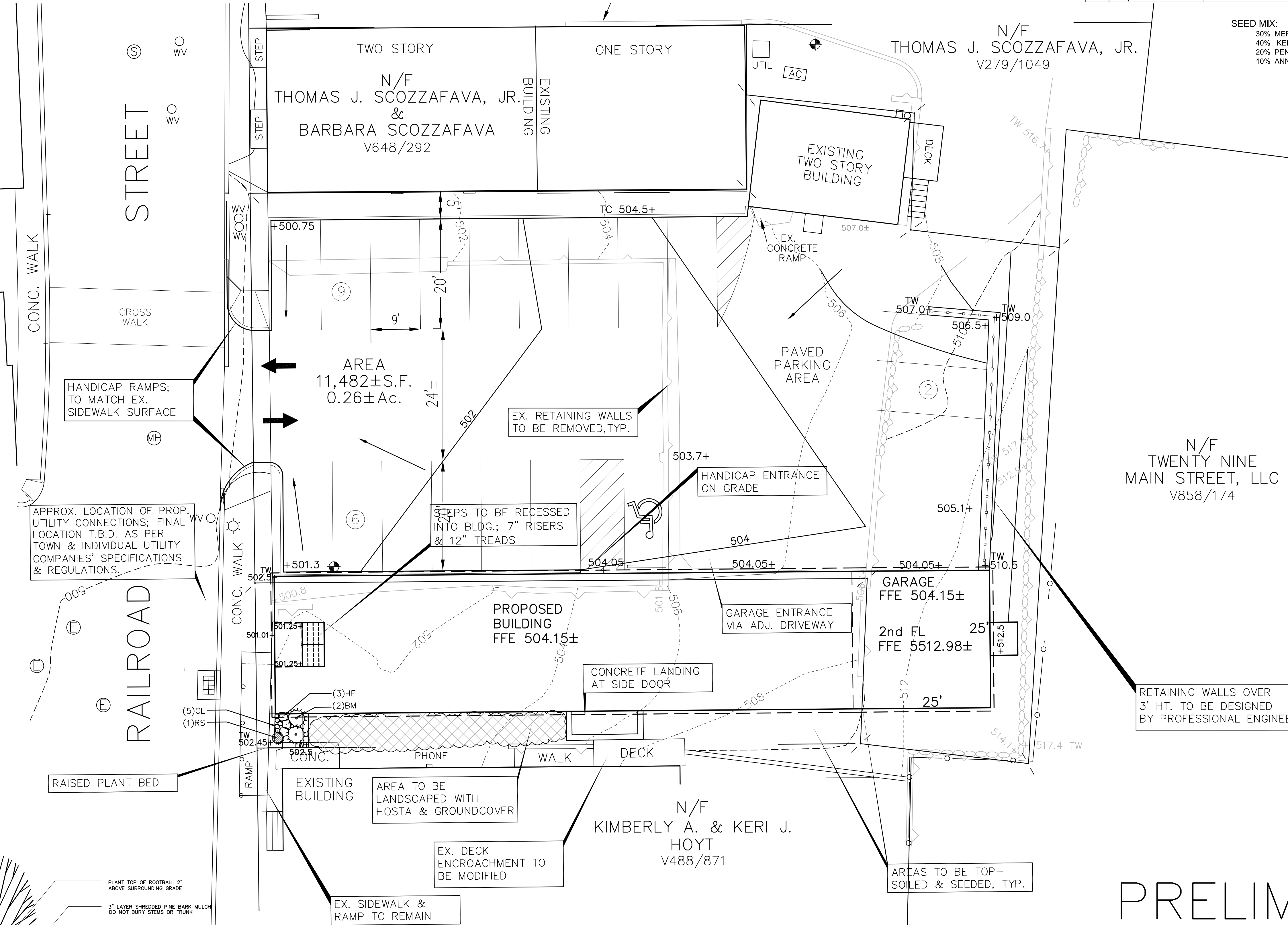
SEED MIX:
 30% MERION KENTUCKY BLUE GRASS
 40% KENTUCKY BLUE GRASS
 20% PENLAWN RED FESCUE
 10% ANNUAL RYEGRASS

LEGEND

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
PROPOSED IRON PIN OR PIPE	●
PROPOSED MONUMENT	■
DRILL HOLE	⊙
STONE BOUND	⊗
UTILITY POLE W/ANCHOR	⊕
EASEMENT LINE	—
CHAIN FENCE	—○—○—
WOOD FENCE	—//—//—
STONE WALL	—○○○○—
WIRE FENCE	—x—x—
CATCH BASIN	⊞
LIGHT POLE	⊛
BLDG. SETBACK LINE	—
WATERCOURSE	—
EXISTING CONTOUR	—310—
PROPOSED CONTOUR	—310—
EXISTING SPOT ELEVATION	311.5
PROPOSED SPOT ELEVATION	311+5
CONSTRUCTION FENCE	—CF—
ROCK OUTCROP	—
GUIDE RAIL	—
PROPOSED ELECTRIC	—
PROPOSED SEWER	—
PROPOSED WATER	—

GENERAL NOTES:
 -TOPOGRAPHY AND PROPERTY BOUNDARY PREPARED BY CCA, LLC. BOUNDARY IS BASED ON AN A-2 SURVEY.
 -PROPERTY IS ASSESSORS MAP 35.2 AND LOT 237.
 -ON SITE PARKING: TWO SPACES PROVIDED INSIDE BUILDING.
 -PROPERTY ACQUISITION FROM ADJ. PROPERTY OWNER (N/F SCOZZAFAVA) IS REQUIRED FOR BUILDING CONSTRUCTION.
 -ESTIMATED EARTH EXCAVATION IS APPROXIMATELY 690 CY.
 -ESTIMATED STRUCTURAL FILL IS APPROXIMATELY 140 CY REQUIRED UNDER THE PROPOSED SLAB.
 -CONTRACTOR TO MATCH EXISTING CONDITIONS AS NECESSARY.
 -ROOF DRAINS TO CONNECT TO THE EXISTING DRAINAGE AS DETERMINED BY FIELD CONDITIONS.
 -EXACT LOCATION OF EXISTING UTILITIES ARE UNKNOWN.
 -WATER, SEWER, AND ELECTRIC CONNECTIONS TO BE LOCATED PER REQUIREMENTS OF TOWN AGENCIES AND WATER COMPANY.
 -CARE TO BE TAKEN TO PROTECT EXISTING CONCRETE SIDEWALK AND PEDESTRIANS DURING CONSTRUCTION. ANY DAMAGE SUSTAINED DURING CONSTRUCTION WILL BE REPAIRED TO THE SATISFACTION OF THE TOWN OF NEW MILFORD.
 -ALL DISTURBED AREAS TO BE LANDSCAPED, TOPSOILED AND SEEDED.
 -LIGHTING PREPARED BY OTHERS.
 -ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
 -CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION, BACKFILL, AND PAVEMENT REPLACEMENT, INCLUDING ALL PERMITS.
 -CONTRACTOR TO FOLLOW ALL ZONING COMMISSION & TOWN REQUIREMENTS & REGULATIONS.
 -CONTRACTOR RESPONSIBLE TO BE IN COMPLIANCE WITH ALL OSHA AND MUNICIPAL REQUIREMENTS AND IS RESPONSIBLE FOR THE SAFETY OF THE JOB SITE.
 -ALL GRADING SHALL BE PERFORMED TO ELIMINATE LOW POINTS AND DEPRESSIONS WHICH WOULD TRAP SURFACE WATER. CONTACT THE DESIGN ENGINEER IF CHANGES ARE WARRANTED.
 -FILL UNDER SIDEWALK AREAS TO BE ADEQUATELY COMPACTED.
 -ALL BACKFILL FOR TRENCHES, STRUCTURES, ETC. SHALL BE ADEQUATELY COMPACTED TO PREVENT EXCESSIVE SETTLEMENT. CONTACT THE ENGINEER IF ADDITIONAL CLARIFICATION IS NECESSARY.
 -MINOR GRADING CHANGES ARE PERMITTED TO MEET FIELD CONDITIONS PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE ENGINEER AND TOWN.

Date	Revision
12/28/07	RevisE building layout
9/26/06	Revisions per Consultant Comments
8/10/06	Revisions per Commission Comments
Date	Revision



HANDICAP RAMPS;
TO MATCH EX.
SIDEWALK SURFACE

APPROX. LOCATION OF PROP.
UTILITY CONNECTIONS; FINAL
LOCATION T.B.D. AS PER
TOWN & INDIVIDUAL UTILITY
COMPANIES' SPECIFICATIONS
& REGULATIONS.

EX. RETAINING WALLS
TO BE REMOVED, TYP.

STEPS TO BE RECESSED
INTO BLDG.; 7" RISERS
& 12" TREADS

HANDICAP ENTRANCE
ON GRADE

CONCRETE LANDING
AT SIDE DOOR

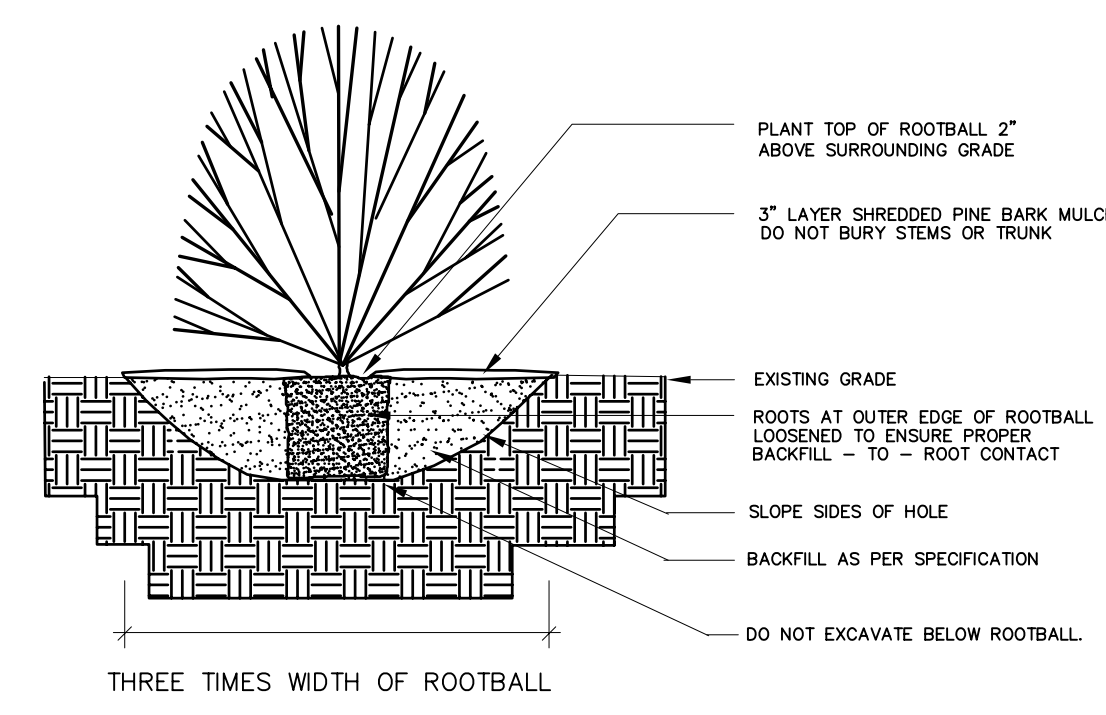
RETAINING WALLS OVER
3' HT. TO BE DESIGNED
BY PROFESSIONAL ENGINEER

AREA TO BE
LANDSCAPED WITH
HOSTA & GROUNDCOVER

EX. DECK
ENCROACHMENT TO
BE MODIFIED

EX. SIDEWALK &
RAMP TO REMAIN

AREAS TO BE TOP-
SOILED & SEEDED, TYP.



NOTES:
 -BASE INFORMATION TAKEN FROM PROPERTY & TOPOGRAPHIC SURVEY PREPARED FOR BUYERS TRUST WATERBURY, LLC, PREPARED BY CCA, LLC; 10-01-07
 -BOUNDARY DETERMINATION CATEGORY: RESURVEY.
 -REFER TO TOWN CLERK MAPS 2249, 503, 508R, 1168R, 1740, 1028 & DEED V648/292 ON FILE IN NEW MILFORD LAND RECORDS.
 -REFER TO CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP NUMBER 95-11 SHEET 1 & 2.
 -OWNER OF RECORD: THOMAS J. SCOZZAFAVA, JR. & BARBARA SCOZZAFAVA
 -ELEVATIONS BASED ON N.G.V.D.
 -PARKING: 23 SPACES TOTAL, 5 SPACES PROVIDED INSIDE BUILDING AT 72 RAILROAD STREET & 1 HANDICAP SPACE & 17 REGULAR SPACES PROVIDED AT 76 RAILROAD STREET.

PRELIMINARY

Not Valid Without Embossed Seal
 (SEAL & SIGNATURE LIMITED TO PLANS PREPARED BY CCA, LLC)

SITE PLAN
 PREPARED FOR
BUYERS TRUST
WATERBURY, LLC
 72 RAILROAD STREET
 NEW MILFORD, CONNECTICUT

Date:	7-25-06
Scale:	1"=10'
Proj. No.:	06-292
File No.:	1834
Acad No.:	06292SP
Sheet:	S1



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